BANNERMANBURKE
PROPERTIES LIMITED

85 Weensland Road, Hawick, TD9 9PJ

Offers In The Region Of £75,000

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▪ HALLWAY▪ SITTING ROOM▪ KITCHEN ▪ TWO DOUBLE BEDROOMS▪ SHOWER ROOM▪ GAS CH AND DG ▪ GARAGE▪ SIDE AND REAR GARDENS▪ EPC RATING D

Upper quarter villa located in a pleasant location a short and flat walk to the town centre. Offered for sale in neat and tidy order with scope for a purchaser to modernise or put their own stamp on it. This property has the added benefit of a single car garage located over the road on Weensgate Drive and a delightfully well kept garden to the side and rear with patio and shed.

Hawick

Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for it's quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

Travel

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

First floor two bedroom quarter house offered for sale in neat and tidy order. Located in a popular location close to the town centre and there is a single garage located over the road at Weensgate Drive (the garage on the right) The property has immaculately well kept side and rear gardens with patio and shed.

Vestibule and Landing

The property is entered via double glazed door into the entrance vestibule with carpeted stairs to the first floor landing and accommodation. The landing is decorated in neutral tones with carpet flooring. Central heating radiator. Ceiling light. Smoke alarm. Access hatch to roof space. Large storage cupboard with the benefit of light. Telephone point.

Sitting Room

4.00 x 4.90

Good sized room located to the front of the property with double glazed windows. Decorated in neutral tone with carpet flooring. Wall mounted gas fire. Recessed display area. Ceiling light fitting. Access to kitchen

Kitchen

2.89 x 3.57

Located to the rear of the property with two double glazed windows. Ample floor units with timber effect work surfaces. Vinyl flooring. Space for gas cooker. Single bowl stainless steel sink and drainer with mixer tap. Space for washing machine and fridge. Tiled to the splashback areas in a neutral tiles. Large cupboard houses the water tank. Pantry cupboard.

Shower Room

2.38 x 1.42

Located to the rear of the property with a double glazed opaque window. Comprises of 3pc suite of wash hand basin, WC and shower enclosure with electric shower. Aqua panelling to full height within the enclosure. The wash hand basin is set in a vanity unit with storage below. Central heating radiator. Glazed ceiling light.

Bedroom

3.72 x 2.70

Located to the front of the property with double glazed window. Central heating radiator. Ceiling light. Carpet flooring. Ample space for bedroom furniture.

Bedroom

12'3" x 12'1" (3.75 x 3.70)

Located to the rear of the property with double glazed window overlooking the rear garden. Decorated in neutral tones with a feature wall in blue. Central heating radiator. Ceiling light. Carpet flooring. Built in cupboard.

SALES DETAILS AND OTHER INFORMATION

Fixtures and Fittings

All carpets and floor coverings included in the sale.

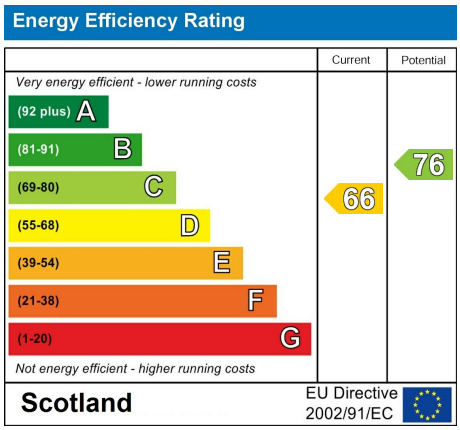
Services

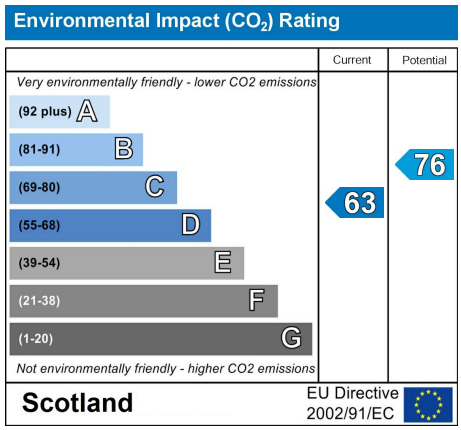
Mains drainage, water, electricity and gas.

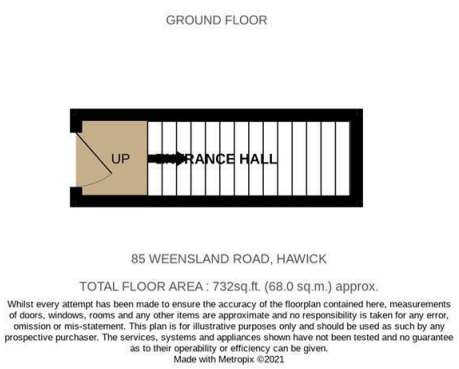
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:
Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.







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